

9-01.03-60 [Light Industrial Zone]

Purpose The Light Industrial Zone is intended to provide for those manufacturing, warehousing, and sales operations which basically do not create objectionable amounts of noise, odor, dust glare, vibration or track or rail traffic.

A. Uses Permitted Outright – In an LI zone the following uses and their accessory uses are permitted outright:

1. Public utility structure;
2. Radio or television or other communication transmitter tower;
3. Repair and maintenance service of the type of goods found in retail trade establishments;
4. Animal hospital, provided no noise is audible greater than normally expected in an adjacent residential zone;
5. Wholesale, trucking and storage establishment;
6. Machine shop, cabinet shop;
7. Machinery, farm equipment, marine craft, motor vehicle sales, service and repair;
8. Building material storage yard;
9. Laboratory for equipment, materials or processes, research or testing;
10. Governmental buildings, including maintenance, repair, or storage facilities;]
11. Plumbing, heating, electrical or paint contractors storage, repair or sales shop;
12. Tire re-treading or vulcanizing shop;
13. Activities related to processing forest, agricultural and other products derived from permitted uses;
14. Manufacturing, repairing, compounding, research, assembly, fabricating, processing, packing, or storage activities provided such industrial land uses do not create a nuisance to adjacent residential zones because of excessive noise, smoke, odor, or gas and do not constitute a fire, explosion or other physical hazard.

B. Conditional Uses Permitted – In an LI zone the following conditional uses and their accessory uses are permitted subject to the provisions of Section 9-01.06 of this chapter.

1. Automobile wrecking yard, junk yard;
2. Dwelling unit or mobile home accessory to a permitted use including, but not limited to accommodations for a caretaker, night watchman, or owner of the business on the premises;
3. Biomass Electrical Generation Facility.

C. Standards – In an LI zone the following standards shall apply:

1. There shall be a maximum height limit of 45 feet.
2. Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
3. Provisions for signage, parking, access and other site development standards shall be provided in accordance with City land use regulations, in accordance with site development procedures.